

ARTICLE 11. HISTORIC URBAN NEIGHBORHOODS *RESIDENTIAL DISTRICTS*

PURPOSE OF THE HISTORIC URBAN NEIGHBORHOODS

Historic Urban Neighborhoods are those areas of the city that were developed predominantly in the mid to late 19th century. The development pattern of Historic Urban Neighborhoods is characterized by a higher density and pedestrian scale environment with limited accommodation for the automobile. Within Historic Urban Neighborhoods, many of the residential neighborhoods contain traditional corner stores that serve the immediate residents and are in close proximity to commercial clusters of local businesses.

The residential districts of the Historic Urban Neighborhoods contain regulations that create and maintain the established scale and character of these areas, with a higher residential density, acknowledges many of these areas were developed without accommodation for the auto, and respect the variety of setbacks seen in residential neighborhoods.

CHARACTER OF THE HISTORIC URBAN NEIGHBORHOODS

The character of the residential districts of the Historic Urban Neighborhoods is defined by:

- ❖ Dense development patterns with minimal setbacks between structures and between structures and the street, with some structures built at the property line
- ❖ Neighborhoods typically made up of a particular dwelling type, such as single and double shotguns, American townhouses or the larger single-family homes
- ❖ Single-family and two-family homes of one to two stories, with multi-family and townhouse dwellings rising three to four stories



ARTICLE 11. HISTORIC URBAN NEIGHBORHOODS *RESIDENTIAL DISTRICTS*

- 11.1 PURPOSE STATEMENTS
 - 11.2 USES
 - 11.3 SITE DESIGN STANDARDS
 - 11.4 GENERAL STANDARDS OF APPLICABILITY
-

11.1 PURPOSE STATEMENTS

A. Purpose of the HU-RS1 Single-Family Residential District

The HU-RS1 Single-Family Residential District is intended to provide for the traditional, pre-World War II single-family residential development. These areas are urban single-family neighborhoods of higher density and smaller setbacks than seen in the post-World War II areas of the City. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

B. Purpose of the HU-RD1 Two-Family Residential District

The HU-RD1 Two-Family Residential District is intended to provide for the creation and maintenance of urban neighborhoods consisting of compact residential areas having a mix of housing types. The district accommodates two-family developments on smaller lots in older, more densely populated sections of the city. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

C. Purpose of the HU-RD2 Two-Family and Townhouse Residential District

The HU-RD2 Two-Family Residential District is intended to provide for two-family and townhouse development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

D. Purpose of the HU-RM1 Multi-Family Residential District

The HU-RM1 Multi-Family Residential District is intended to provide for low to medium residential densities appropriate for a variety of housing types such as single-family, two-family, townhouse and lower density multi-family dwellings. The district is intended to maintain a primarily residential environment with a variety of lower density dwelling types, therefore the building height is limited to three stories. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

E. Purpose of the HU-RM2 Multi-Family Residential District

The HU-RM2 Multi-Family Residential District is intended to provide for moderate density low-rise multi-family development of up to four stories as well as townhouse developments. This district may serve as a transition zone between single- and two-family neighborhoods and adjacent higher intensity land uses. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

11.2 USES

Only those uses of land listed under Table 11-1: Residential Districts Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE 11-1: PERMITTED AND CONDITIONAL USES						
USE ¹	DISTRICTS					USE STANDARDS
	HU-RS1	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
RESIDENTIAL USE						
Artist Community					P	Section 20.3.E
Bed and Breakfast – Family Home	C	C	C	C	C	Section 20.3.G
Bed and Breakfast – Guest Home		C	C	C	C	Section 20.3.G
Bed and Breakfast – Inn				C	C	Section 20.3.G
Bed and Breakfast – Historic Home	C	C	C	C	C	Section 20.3.G
Day Care Home, Adult or Child – Small	C	P	P	P	P	Section 20.3.P
Day Care Home, Adult or Child – Large				C	C	Section 20.3.P
Dwelling, Single-Family	P	P	P	P	P	
Dwelling, Two-Family		P	P	P	P	
Dwelling, Townhouse			P	P	P	
Dwelling, Multi-Family				P	P	
Fraternity/Sorority					C	Section 20.3.X
Group Home, Small	P	P	P	P	P	Section 20.3.BB
Group Home, Large				P	P	Section 20.3.BB
Group Home, Congregate				C	C	Section 20.3.BB
Residential Care Facility for Elderly				P	P	Section 20.3.QQ
INSTITUTIONAL USE						
Community Center	C	C	C	C	C	Section 20.3.L
Convent and Monastery	P	P	P	P	P	
Cultural Facility	C	C	C	C	C	Section 20.3.L
Educational Facility, Primary	C	C	C	C	C	Section 20.3.R
Educational Facility, Secondary	C	C	C	C	C	Section 20.3.R
Government Offices	P	P	P	P	P	
Hospital					C	
Places of Worship	P	P	P	P	P	
Public Works and Safety Facilities	C	C	C	C	C	Section 20.3.L
COMMERCIAL USE						
Day Care Center, Adult or Child – Small				P	P	Section 20.3.O
Day Care Center, Adult or Child – Large				C	C	Section 20.3.O
Neighborhood Commercial Establishment	C	C	C	C	C	Section 20.LL
Private Residential Recreation Facility (Indoor or Outdoor)				P	P	Section 20.3.MM

TABLE 11-1: PERMITTED AND CONDITIONAL USES						
USE ¹	DISTRICTS					USE STANDARDS
	HU-RS1	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
Social Club or Lodge		C	C	C	C	Section 20.3.TT
OPEN SPACE USE						
Community Garden	P	P	P	P	P	Section 20.3.M
Parks and Playgrounds	P	P	P	P	P	
Urban Agriculture	P	P	P	P	P	Section 20.3.XX
OTHER						
Planned Development		C	C	C	C	Article 5
Pumping Station	P	P	P	P	P	Section 20.3.NN
Utilities	C	C	C	C	C	Section 20.3.YY
Wireless Communications Antenna	C,P ²	C,P ²	C,P ²	C,P ²	C,P ²	Section 20.3.AAA
Wireless Communications Facility	C	C	C	C	C	Section 20.3.AAA
Wireless Communications Tower	C	C	C	C	C	Section 20.3.AAA

TABLE 11-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.AAA are considered permitted uses.

11.3 SITE DESIGN STANDARDS**A. Bulk and Yard Regulations****1. General Regulations**

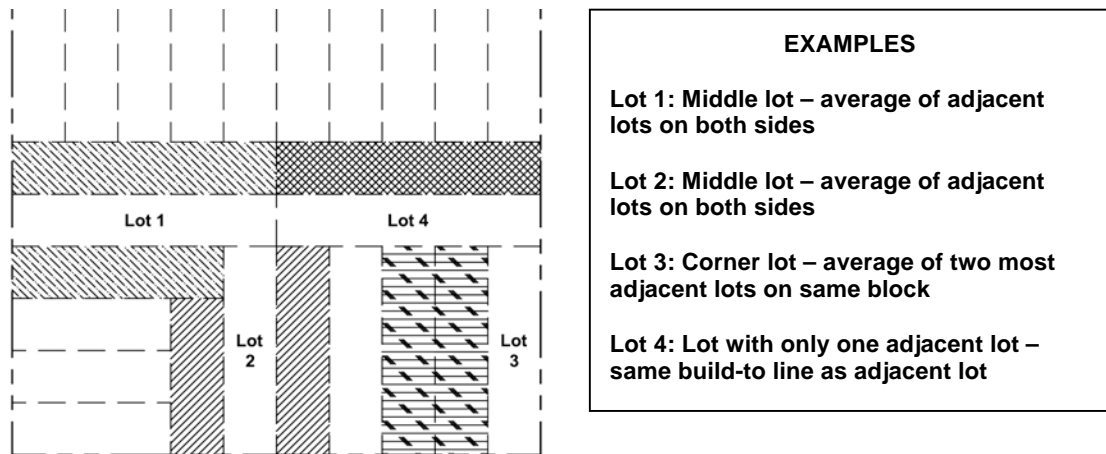
Table 11-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Historic Urban Neighborhoods Districts. (Highlighted letters in Table 11-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

2. Front Yard Build-To Line Requirement

- a. Within the residential districts of the Historic Urban Neighborhood Districts, the front yard build-to line is established by any one (1) of the following methods. A build-to line is an established setback line at which a structure is required to build. However, in no case may the front yard of a single-family or two-family dwelling exceed fifteen (15) feet in the Historic Urban Neighborhood Districts.
 - i. As of the effective date of this Ordinance, the current front yard of the existing structure may be set as the required front yard build-to line. When a structure is demolished, the demolition permit must indicate the dimension of the front yard prior to demolition. The required front yard build-to line is that indicated on the demolition permit.
 - ii. The required front yard build-to line indicated on the most recent survey or Sanborn maps.
 - iii. The average of the front yard of the adjacent lots on either side may be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. In the case of a lot configuration where only one (1) lot is available for averaging, the front yard build-to line is that of the adjacent lot. (See Figure 11-1: Front Yard Averaging)

- b. The applicant is permitted a three (3) foot variation from a front yard build-to line established by any of the above methods.
- c. The required front yard build-to line is measured as the narrowest dimension from the front lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted encroachments or architectural features, such as porches, bay windows, steps and stoops.

FIGURE 11-1: FRONT YARD AVERAGING



3. Corner Side Yard for Single-Family and Two-Family Dwellings

- a. For single-family and two-family dwellings within the residential districts of the Historic Urban Neighborhood Districts, the corner side yard is established by any one (1) of the following methods. However, in no case may the corner side yard of a single-family or two-family dwelling exceed fifteen (15) feet.
 - i. As of the effective date of this Ordinance, the current corner side yard of the existing structure may be set as the required corner side yard. When a structure is demolished, the demolition permit must indicate the dimension of the corner side yard prior to demolition. The required corner side yard is that which is indicated on the demolition permit.
 - ii. The required corner side yard may be that indicated on the most recent survey or Sanborn maps.
 - iii. A minimum of ten percent (10%) of lot width.
- b. The required corner side yard build-to line is measured as the narrowest dimension from the corner side lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted encroachments or architectural features, such as porches, bay windows, steps and stoops.

4. Required On-Site Open Space

All townhouse and multi-family dwellings must provide at least one-hundred twenty (120) square feet of useable on-site open space per dwelling unit. This open space may be either private open space for the dwelling unit or common open space restricted to the use of residents of the townhouse or multi-family dwelling. Such open space must meet the following requirements:

- a. Required open space must have a minimum dimension of at least seven (7) feet on any side.
- b. Required open space must be located on the same lot as the dwelling unit it serves.
- c. Required open space must be outdoors and designed for outdoor living, recreation or landscaping, including areas located on the ground and areas on decks, balconies, galleries, porches or roofs. For multi-family dwellings, when open space is above grade, such as a balcony or gallery, it may not be located over off-street surface parking areas.
- d. The required open space area is not required to be contiguous, but each open space area, whether common or private, must comply with minimum dimensional standards. Common open space areas must be accessible to all residents of the subject development.
- e. When located at ground level, the required open space area must be substantially covered with grass, live groundcover, shrubs, plants, trees or usable outdoor hardscape features or amenities, such as seating areas, patios or pools.
- f. Off-street parking and loading areas, driveways or required landscaping for parking lots and screening do not satisfy open space requirements. Bollards, curbs, wheel stops or other similar features must be provided to ensure that required open space areas are not used for off-street parking or any other vehicular use.
- g. Mechanical equipment, dumpsters or service areas are prohibited in required open space areas.
- h. All required open space areas must be located and designed to take advantage of sunlight and other climatic advantages of the site.

TABLE 11-2: RESIDENTIAL DISTRICTS BULK & YARD REGULATIONS						
BULK & YARD REGULATIONS		DISTRICTS				
		HU-RS1	HU-RD1	HU-RD2	HU-RM1	HU-RM2
BULK REGULATIONS						
	MINIMUM LOT AREA	Residential: 4,000sf/du Non-Residential: 10,000sf	SF: 1,500sf/du 2F: 1,200sf/du Non-Residential: 10,000sf	SF & 2F: 1,500sf/du Townhouse: 2,000sf/du Non-Residential: 10,000sf/du	SF: 3,000sf/du 2F: 1,700sf/du MF: 1,000sf/du Townhouse: 2,000sf/du Non-Residential: 10,000sf	SF: 3,000sf/du 2F: 1,700sf/du MF: 800sf/du Townhouse: 1,800sf/du Non-Residential: 10,000sf
A	MINIMUM LOT WIDTH	Residential: 30' Non-Residential: 60'	SF & 2F: 25' Non-Residential: 60'	SF & 2F: 25' Townhouse: 18' per du Non-Residential: 60'	SF & 2F: 25' MF: 40' Townhouse: 18' per du Non-Residential: 60'	SF & 2F: 25' MF: 50' Townhouse: 18' per du Non-Residential: 60'
	MINIMUM LOT DEPTH	90'	90'	90'	90'	90'
B	MAXIMUM BUILDING HEIGHT	35'	35'	35'	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF & Non-Residential: 40' & no more than 3 stories	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF: 48' & no more than 4 stories Non-Residential: 45'
	MAXIMUM LOT COVERAGE	40%		40%	SF & 2F: 40% Townhouse & MF: 70%	SF & 2F: 40% Townhouse & MF: 70%
	MAXIMUM IMPERVIOUS SURFACE IN FRONT YARD	40%	40%	40%	40%	40%
	MAXIMUM IMPERVIOUS SURFACE IN CORNER SIDE YARD	40%	40%	40%	40%	40%
	MAXIMUM NUMBER OF ATTACHED TOWNHOUSE UNITS			6	6	6

TABLE 11-2: RESIDENTIAL DISTRICTS BULK & YARD REGULATIONS						
BULK & YARD REGULATIONS		DISTRICTS				
		HU-RS1	HU-RD1	HU-RD2	HU-RM1	HU-RM2
MINIMUM YARD REQUIREMENTS						
C	FRONT YARD	See Section 11.3.A.2	See Section 11.3.A.2	See Section 11.3.A.2	See Section 11.3.A.2	See Section 11.4.3.2
D	INTERIOR SIDE YARD	10% of lot width or 3', whichever is greater	SF & 2F: 3' Non-Residential: 5'	SF & 2F: 3' Townhouse: 2-Story: 3' Over 2-Story: 10' Non-Residential: 5'	SF, 2F & MF – 3-4 Unit: 3' Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 5+ Unit: 10' Non-Residential: 5'	SF, 2F & MF – 3-4 Unit: 3' Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 5+ Unit: 10' Non-Residential: 5'
E	CORNER SIDE YARD	Residential: See Section 11.3.A. Non-Residential: 10'	SF & 2F: See Section 11.3.A.3 Non-Residential: 10'	SF & 2F: See Section 11.3.A.3 Townhouse: 2-Story: 3' Over 2-Story: 10' Non-Residential: 10'	SF & 2F: See Section 11.3.A. Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 3-4 Unit: 10% of lot width but a minimum of 3' MF – 5+ Unit, & Non-Residential: 10'	SF & 2F: See Section 11.3.A.3 Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 3-4 Unit: 10% of lot width but a minimum of 3' MF – 5+ Unit, & Non-Residential: 10'
F	REAR YARD	20% of lot depth or 20', whichever is less	20% of lot depth or 15', whichever is less	20% of lot depth or 15', whichever is less	SF & 2F: 20% of lot depth or 15', whichever is less Townhouse, MF & Non-Residential: 20'	20'

Historic Urban Neighborhoods - Single-Family & Two-Family

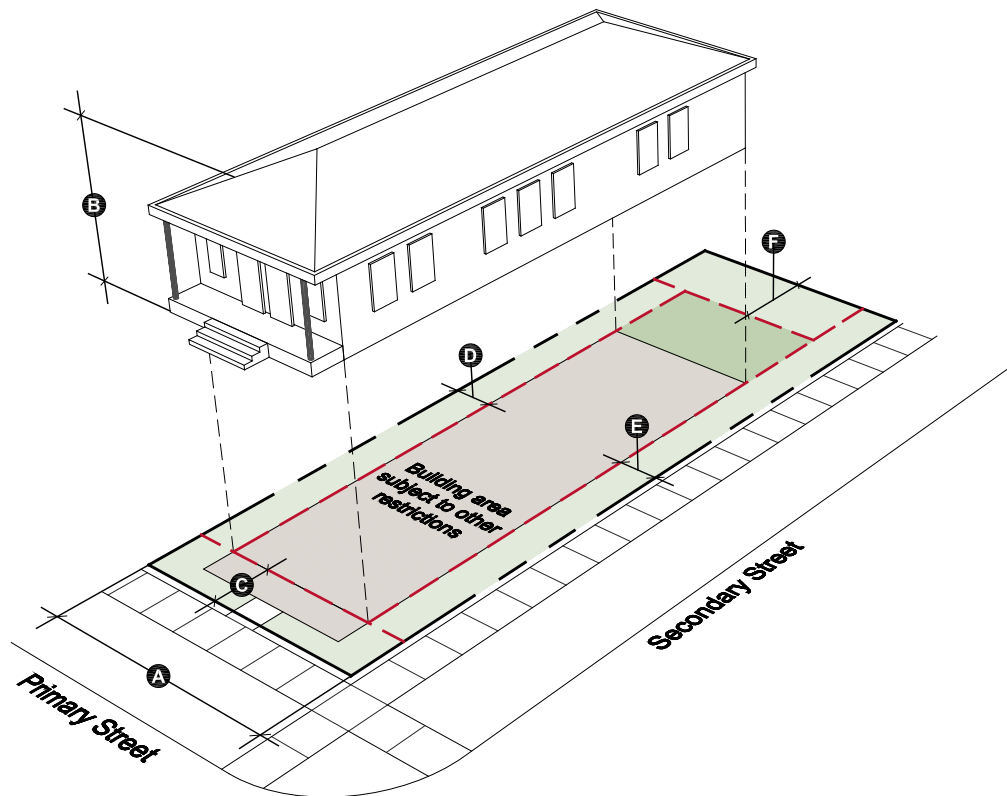


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

Historic Urban Neighborhoods - Multi-Family

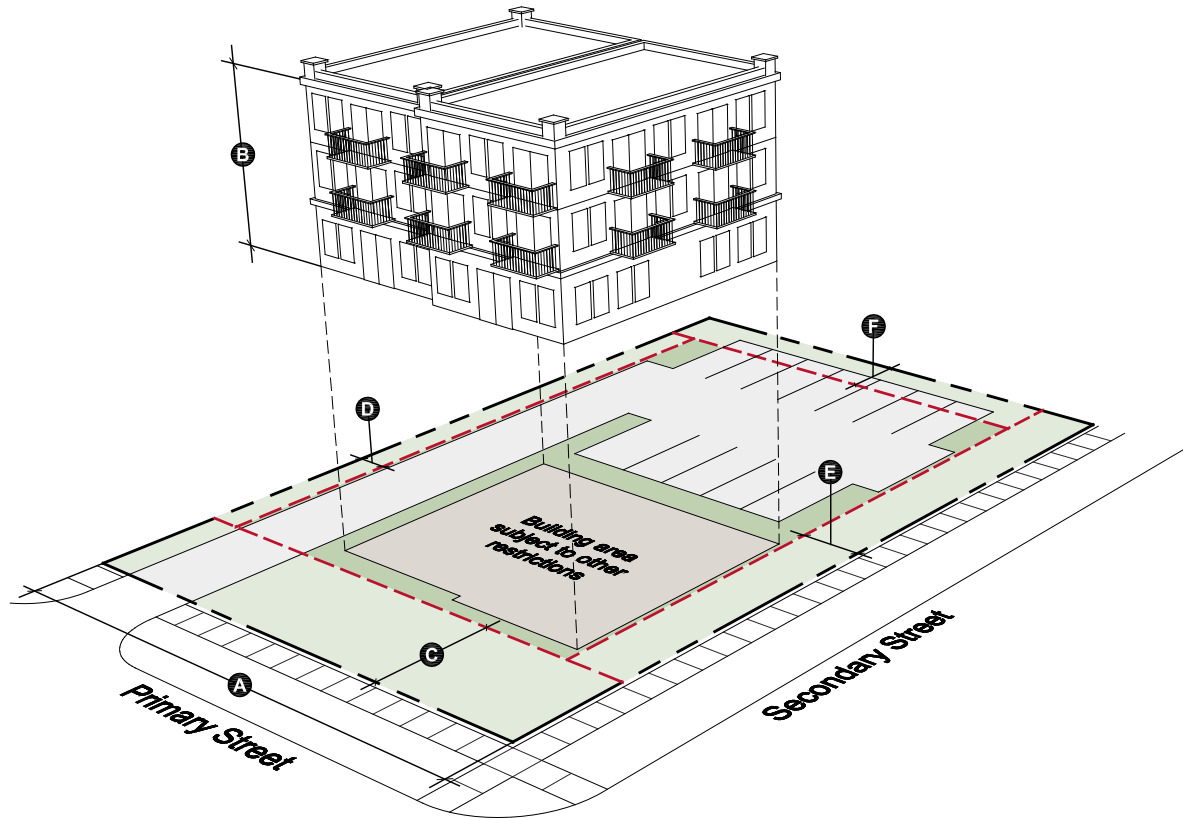


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

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Historic Urban Neighborhoods - Multi-Family (3-6 Units)

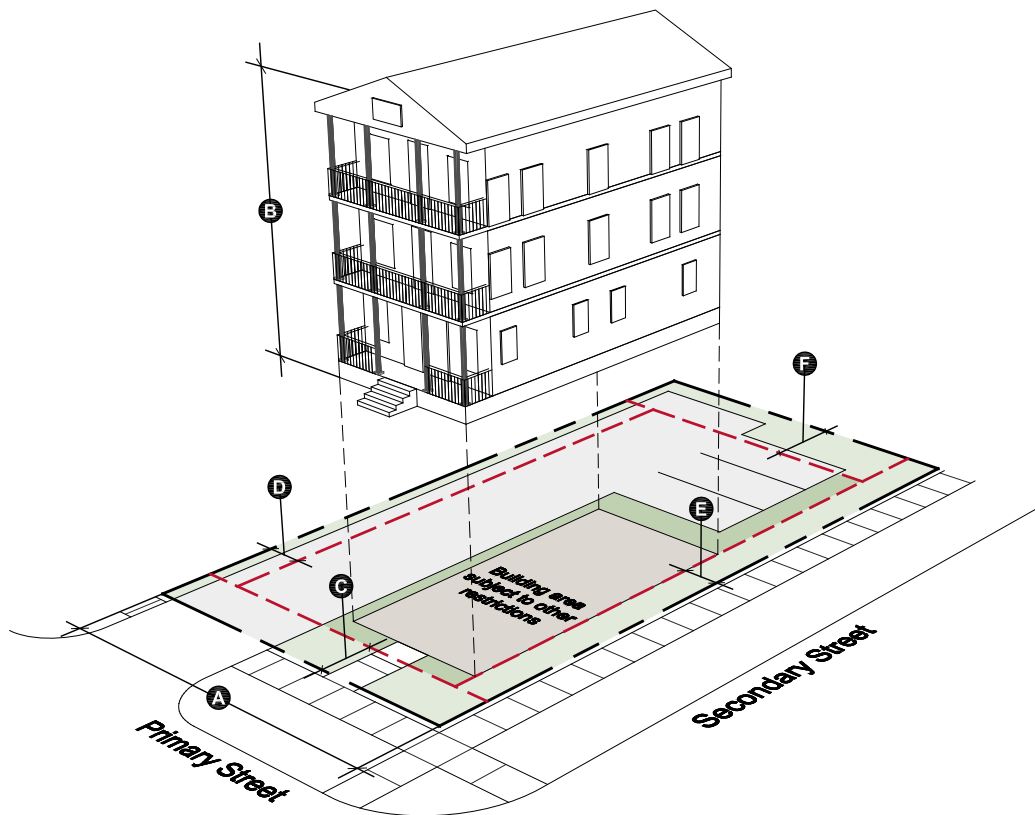


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

Historic Urban Neighborhoods - Townhouse

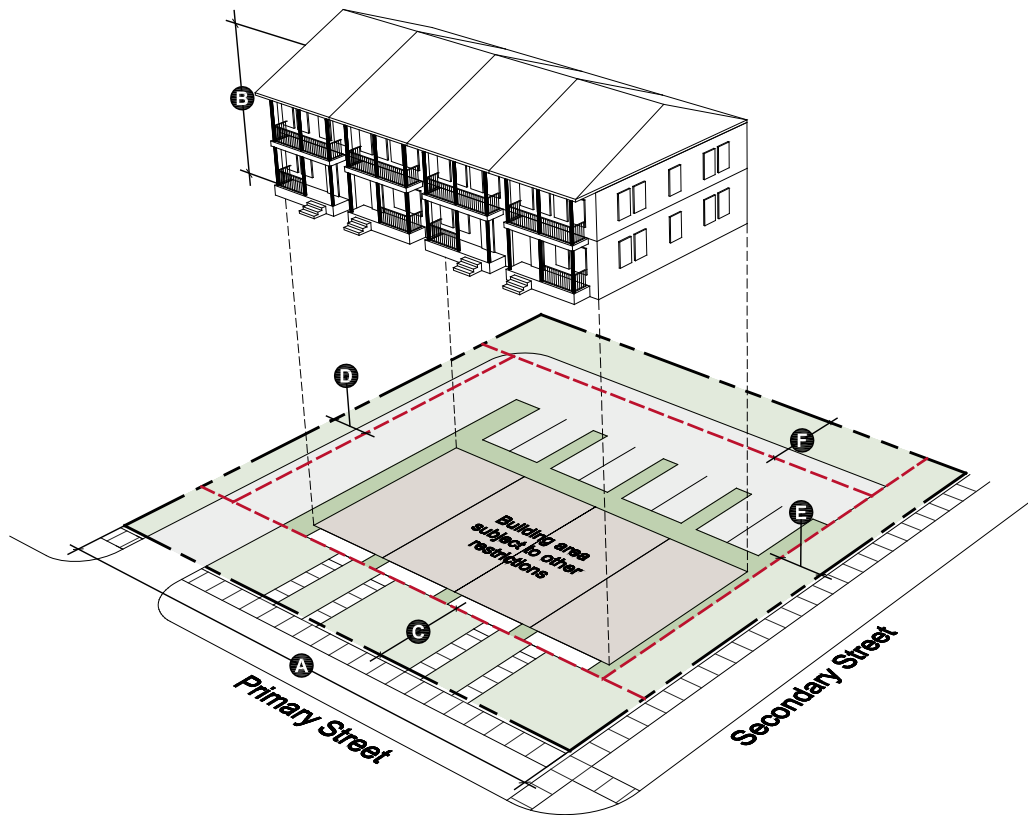


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

B. Building Design Standards

The following building design standards apply to townhouse and multi-family developments in the residential districts of the Historic Urban Neighborhoods.

1. Façade Articulation and Reduction of Mass and Scale

- a. All buildings must be oriented towards a public or private street in terms of architectural interest and building access.
- b. All buildings must provide a clearly articulated entry from the public sidewalk at the front elevation and from rear parking areas.
- c. Large, flat facades facing the street must be avoided by articulating the building mass to create substantial shadows and visual interest. Form-giving elements including, but not limited to, windows, galleries, balconies, projected entrances, shutters and overhangs are required on the street facing façade. All shutters must be operational.
- d. Facades must be designed to be viewed from multiple directions and, therefore, be designed with consistent materials and treatment that wraps around all facades. There must be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials and colors around the entire structure.
- e. To avoid the appearance of blank walls facing the street, when the side walls of a multi-family or townhouse dwelling face a street, building facades must be designed with elements of a front façade, including doors and/or windows.
- f. Windows and doors must have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, must be incorporated to provide dimensional elements on a façade. Windows must be set back into or projected out from the façade to provide façade depth and shadow and a consistent style.

2. Roof Forms

- a. Roof planes must create visual interest and reflect articulated façade massing. Roof planes must be similar in slope, materials and detail to create a unified theme and silhouette.
- b. Unless typical of existing development within the neighborhood, large, monotonous, simple pitched roofs without breaks in the expanse of the roof are prohibited. Properly proportioned dormers and gables should be used to break up large expanses of roof area. For flat roofs, cornices and parapets must be used to add variety and break up the roofline.

3. Parking Areas and Pedestrian Walkways

- a. Parking is prohibited in the required front and corner side yards. Parking is prohibited in front of the building or within five (5) feet of the front property line when located within a corner side yard.

- b.** Driveways should be consolidated, where possible, in order to reduce curb cuts. Adjacent residential buildings should, where possible, share driveway access.

4. Building Materials

A list of permitted and prohibited building materials is included as follows.

a. Permitted Building Materials

Approved materials for exterior use in the construction of new multi-family and townhouse developments are as follows:

- i.** Clay brick
- ii.** Natural or cast stone (minimum four (4) inch thickness)
- iii.** Cedar or equivalent simulated wood, or fiber-cement, horizontal siding
- iv.** Stucco
- v.** Architectural pre-cast concrete
- vi.** Wood, molded polymer, copper, and fiber cement material for trim, freeze boards, soffits and fascia boards; aluminum or vinyl material may be used for soffits and fascia boards only
- vii.** Architectural concrete block for a foundation course only
- viii.** Slate or tile roofing material
- ix.** Terra cotta or similar glazed masonry units
- x.** Architectural grade asphalt and fiberglass shingles for roofs only
- xi.** Glass block for accenting purposes (glass block walls are prohibited)
- xii.** Fiber cement siding (i.e., hardie board)
- xiii.** Green building materials; however, these materials must be approved by the Executive Director of the City Planning Commission
- xiv.** Additional building materials not listed as permitted materials may be used subject to the approval of the Executive Director of the City Planning Commission and so long as the materials are not listed as a prohibited material in Paragraph b below.

b. Prohibited Materials

The following materials are prohibited as the predominant surface finish material in the construction of new multi-family and townhouse developments. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction, such as a foundation course, that is not used as a predominant surface finish material.

- i. Standard concrete masonry units (CMU)
- ii. King-size or jumbo brick
- iii. Exposed aggregate (rough finish) concrete wall panels
- iv. Plywood, composite plywood or masonite sidings (T-111)
- v. Veneers
- vi. Plastic
- vii. Glass curtain wall systems
- viii. Reflective glass
- ix. Bright wall flashings and copings
- x. Metal wall panels
- xi. Exterior insulation finish systems (EIFS) (e.g. "Dryvit")
- xii. Miscellaneous metals
- xiii. Stuccato board
- xiv. Wood shake shingles

11.4 GENERAL STANDARDS OF APPLICABILITY

All Historic Urban Neighborhood Districts are subject to the following standards:

A. Accessory Structures and Uses

See Section 21.6 (Accessory Structures and Uses) for standards covering accessory structures and uses.

B. Temporary Uses

See Section 21.8 (Temporary Uses) for standards governing temporary uses.

C. Site Development Standards

See Article 21 (On-Site Development Standards) for additional site development standards such as exterior lighting, environmental performance standards and permitted encroachments.

D. Off-Street Parking and Loading

See Article 22 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping, Stormwater Management and Screening

See Article 23 (Landscaping, Stormwater Management and Screening) for standards governing landscaping, stormwater management and screening.

F. Signs

See Article 24 (Signs) for standards governing signs.

G. Overlay Districts

See Article 18 (Overlay Districts) for additional overlay district regulations, when applicable.

H. Nonconformities

See Article 25 (Nonconformities) for regulations governing nonconformities.